

## Rathbone Square, Westminster, London.

Development of High End Offices, Residential Apartments and Retail Units



### The Project

A High quality mixed-use development in heart of Central London , comprising office space, private residential, affordable residential and retail units. The development includes a new garden square linking Newman Street and Rathbone Place.

The prime 2.3 acre site in the heart of Central London located in Fitzrovia has an interesting history having previously being occupied by the Royal Mail Group's West End Delivery office.

### Systems being Installed

Residential & Commercial Office

6 Floors Cat A

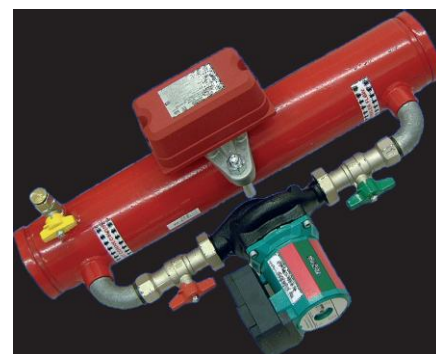
Dry Risers & Dry Droppers

Oil Store Foam Protection

Car Park Stacker Protection

Service Yard

Retail Units



ZoneCheck Valve

164 Residential Apartments

Interface with the now disused Post Office Railway

Concrete Sprinkler tanks with Butyl Liners

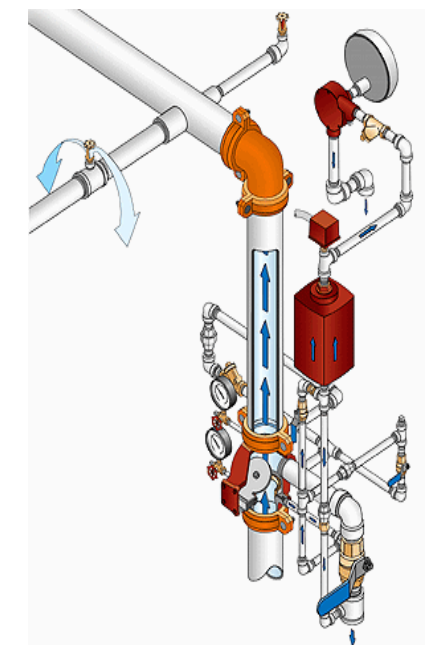
The butyl rubbers have been tested to BS69220 and are approved under the UK Water Regulations Advisory Scheme.

The liners will provide a completely waterproof seal and will be resistant to the transmission of liquids and vapour.



We have included for 3 No LPCB approved Wet Pipe Installation Control Valve Sets :

- Stop valve to isolate the pipe work system from below the alarm valve. The valve has an indicator to show whether it is open or shut.
- Alarm valve designed to ring the alarm gong when water flows to the pipe work system from the alarm valve.
- Alarm gong complete with all necessary fittings and pipe work. The gong is driven by a hydraulic motor and sounds a continuous alarm outside the building when the alarm valve trips.
- Volt free water flow pressure alarm switch. The switch is operated by the water flow to the alarm gong and facilitates remote indication of a fire condition.
- 50 mm drain valve and pipe work. This drains the system of water from above the valve. With a suitable orifice plate, it can be used to test the characteristics of the water supply.
- 15 mm test valve and pipe work. This simulates the action of one sprinkler head discharging and thereby activates the alarm valve and gong.
- Two pressure gauges with combined cocks and unions or no – loss connectors. These display the water pressure above and below the alarm valve.



## Design

All design works are carried out in-house by our own Design staff/engineers, overseen by our Design Managers. Designs are carried out by qualified engineers who have passed the current LPCB trade examinations.

We utilise the latest 2D and 3D AutoCAD software for coordination resulting in agreed layouts/drawings for construction. These drawings are then calculated using the current LPCB approved hydraulic software to confirm pipe sizes and water supply requirements to fit the system demands and also client specification/Rules and regulations stipulated in the contract.

Close liaison with both Client and our Senior Project managers throughout the programme is vital to our success and smooth running of projects.

## Client

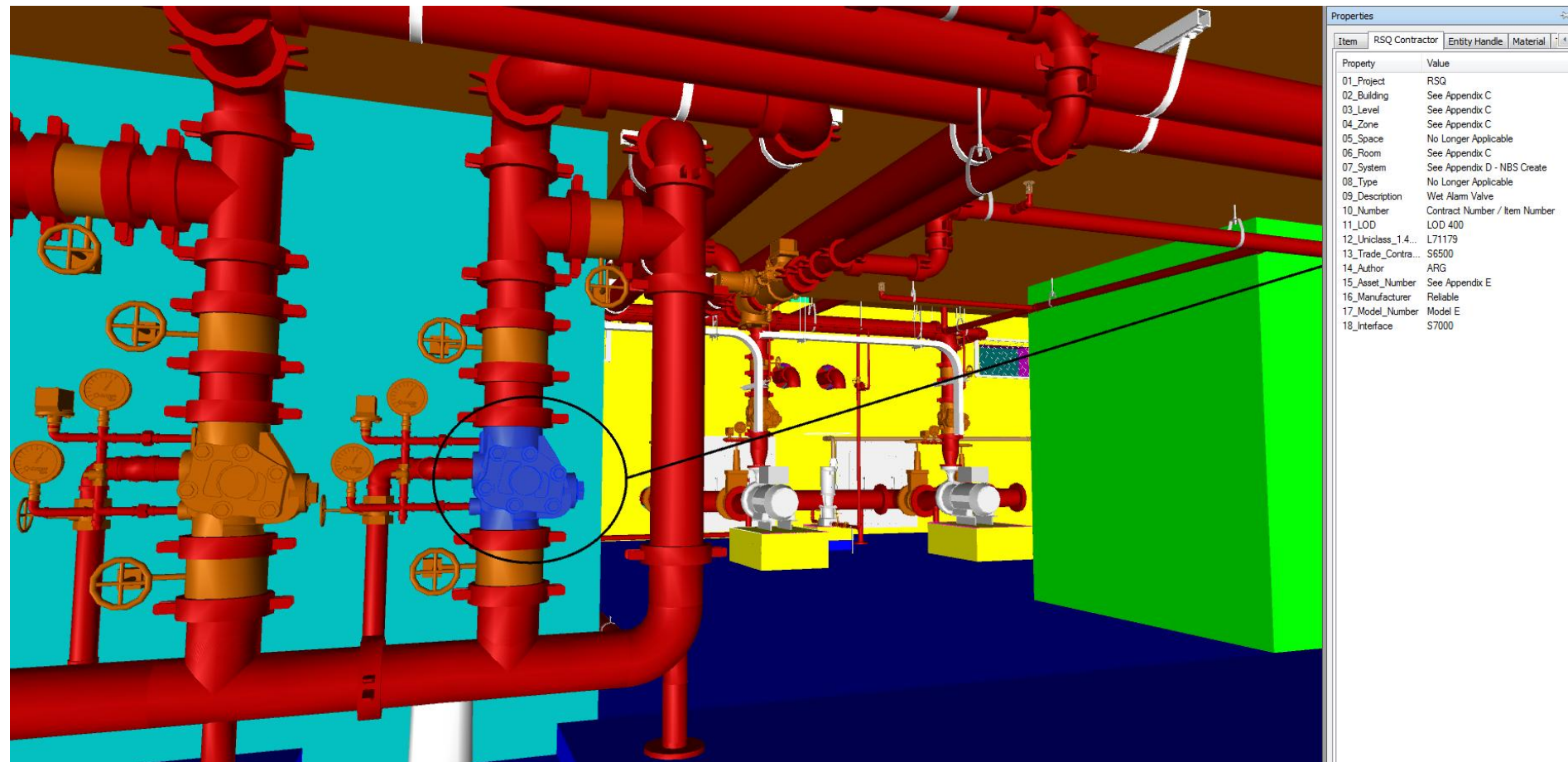
Great Portland Estates

## Contract Value

£1.7 Million

## Contract managed by

Lendlease



Rathbone Square BIM model showing Valve sets and pumps